

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane

State: WA

PJ's Total HOME Allocation Received: \$26,405,555

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	14		
Program Progress:							
% of Funds Committed	89.80 %	90.52 %	10	90.66 %	49	44	
% of Funds Disbursed	85.86 %	85.13 %	6	81.06 %	70	66	
Leveraging Ratio for Rental Activities	7.12	7.02	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.60 %	94.53 %	7	81.27 %	65	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.13 %	79.58 %	6	68.23 %	68	63	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.30 %	93.66 %	5	79.86 %	89	85	
% of 0-30% AMI Renters to All Renters***	69.38 %	63.54 %	6	44.82 %	89	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	99.06 %	10	94.65 %	53	52	
Overall Ranking:			In State:	6 / 14	Nationally:	95 94	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,635	\$24,922		\$25,419	676 Units	29.00 %	
Homebuyer Unit	\$10,948	\$19,484		\$14,530	106 Units	4.60 %	
Homeowner-Rehab Unit	\$18,422	\$19,574		\$20,251	171 Units	7.30 %	
TBRA Unit	\$3,795	\$1,699		\$3,156	1,376 Units	59.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,957	\$96,585	\$19,322
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	78.1	84.0	88.3	76.5
Black/African American:	8.2	0.9	1.8	8.6
Asian:	1.3	1.9	0.0	0.5
American Indian/Alaska Native:	4.5	3.8	0.6	7.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and White:	0.0	0.0	1.2	0.1
Asian and White:	0.1	0.0	0.6	0.0
Black/African American and White:	1.3	0.0	0.6	0.0
American Indian/Alaska Native and Black:	0.7	0.0	0.6	0.0
Other Multi Racial:	0.4	0.0	1.2	0.0
Asian/Pacific Islander:	0.7	0.9	0.6	2.9

ETHNICITY:

Hispanic	4.5	8.5	4.7	3.6
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HOUSEHOLD SIZE:

1 Person:	43.4	29.2	37.4	37.7
2 Persons:	20.9	17.9	24.0	20.1
3 Persons:	14.8	24.5	15.8	15.3
4 Persons:	11.2	15.1	12.3	13.4
5 Persons:	5.7	5.7	6.4	8.6
6 Persons:	1.8	0.9	2.9	3.4
7 Persons:	0.7	3.8	0.6	0.9
8 or more Persons:	1.5	2.8	0.6	0.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.5	27.4	26.3	33.4
Elderly:	10.9	1.9	24.0	4.7
Related/Single Parent:	26.6	29.2	21.6	42.8
Related/Two Parent:	13.4	39.6	22.8	10.8
Other:	11.6	1.9	5.3	8.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.0	0.0 [#]
HOME TBRA:	0.9	
Other:	15.5	
No Assistance:	72.5	

of Section 504 Compliant Units / Completed Units Since 2001 185

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane State: WA Group Rank: 95
(Percentile)
State Rank: 6 / 14 PJs Overall Rank: 94
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	97.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	79.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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